

**SOUTH CAROLINA DEPARTMENT OF LABOR, LICENSING & REGULATION
BEFORE THE REAL ESTATE COMMISSION**

In the Matter of:

ARIANA DASHER,
Lic. No. REL.83532 (Inactive Property Manager),
Case No. 2012-274,

Respondent.

CONSENT AGREEMENT

By agreement of the South Carolina Real Estate Commission ("Commission") and the above-named Respondent, the following disposition of this matter is entered pursuant to the provisions of S.C. Code Ann. § 1-23-320(f) (1976, as amended), in lieu of, *inter alia*, a hearing before the Commission. Respondent, admitting to the allegations herein and agreeing to the sanctions set forth below, agrees to waive the authorization, filing, and service of a Formal Complaint and formal hearing procedures.

FINDINGS OF FACT

1. In or around January 2012, Respondent began working as the property manager for Ravenwood Hills Apartments. Respondent did not have a property manager license.
2. Between January 2012 and June 2012, Respondent signed six lease agreements while working for Ravenwood Hills Apartments.
3. Between June 11, 2012, and June 14, 2012, Respondent attended the Real Estate School of South Carolina. Respondent completed course number OPL060004 on the topic of property management.
4. Between June 27, 2012, and August 3, 2012, Respondent signed three more lease agreements for Ravenwood Hills Apartments.
5. On or about August 13, 2012, Respondent passed the property management license examination.
6. On or about August 28, 2012, the Commission issued Respondent a property manager license.

CONCLUSIONS OF LAW

1. Respondent is in violation of S.C. Code Ann. § 40-57-20 (1976, as amended) by acting as a real estate property manager without a valid license issued by the Commission.
2. Respondent waives any further conclusions of law with respect to this matter.

THEREFORE, IT IS AGREED WITH RESPONDENT'S CONSENT THAT:

1. Respondent's license shall be publicly reprimanded.
2. Respondent shall pay a civil penalty of \$500.00 to the Commission within sixty days of the effective date of this Consent Agreement. Said civil penalty is not deemed paid until received in full by the Commission.
3. Respondent acknowledges that he has the right to a hearing and to be represented by counsel in this matter, and freely, knowingly, and voluntarily waives such rights by entering into this Consent Agreement. Respondent understands and agrees that by entering into this Consent Agreement, Respondent voluntarily relinquishes any right to judicial review of Commission's action(s) that may be taken concerning any related matters.
4. It is understood and agreed that if Respondent fails to meet the conditions agreed to in this Consent Agreement, Respondent's license may be immediately administratively suspended pending compliance. Non-compliance may result in further discipline. Any license law violations by Respondent constitute a failure to meet the conditions of this Consent Agreement.
5. Respondent understands and agrees that this Consent Agreement will not become effective unless and until approved by the Commission. Respondent understands and agrees that this Consent Agreement, if approved, will be disseminated as a public action of the Commission in the manner provided by law. Respondent understands and agrees that if this Consent Agreement is not approved, it shall not constitute an admission against interest in this proceeding or prejudice the right of the Commission to adjudicate this matter.
6. Respondent shall promptly advise the Commission in writing of any changes in address, practice, privileges, professional status, or compliance with this agreement. Correspondence and copies of reports, notices, and payments of civil penalties mentioned herein shall be directed to:

SC LLR
ATTN: Real Estate Commission
Post Office Box 11847
Columbia, SC 29211-1847

7. Respondent understands and agrees that this Consent Agreement, if approved, shall become a public document under the South Carolina Freedom of Information Act §§ 30-4-10 to -165.
8. This Consent Agreement shall take effect immediately upon receipt of a fully executed copy by Respondent or Respondent's counsel.

AND IT IS SO ORDERED.

**SOUTH CAROLINA DEPARTMENT OF
LABOR, LICENSING, & REGULATION
REAL ESTATE COMMISSION**

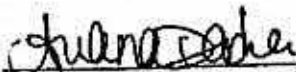
8/13/14

Date

BY: 

Tony Cox, Chairman

WE CONSENT:



Ariana Dasher, Respondent



Lauren N. Kearney, Esq.
Assistant General Counsel
S.C. Dept. of Labor, Licensing, & Regulation
P.O. Box 11329
Columbia, SC 29211-1329
(803) 896-4499

8/7/14

Date

8/8/14

Date